



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2014-20 **LEGISTAR #:** 20141029

PROPERTY OWNER/APPLICANT: City of Marietta
205 Lawrence Street
Marietta, GA 30060

PROPERTY ADDRESS: Coggins Place right-of-way

PARCEL DESCRIPTION: Land Lot 12370, District 16

AREA: **COUNCIL WARD:** 7A

EXISTING ZONING: Unzoned right-of-way

REQUEST: CRC (Community Retail Commercial)

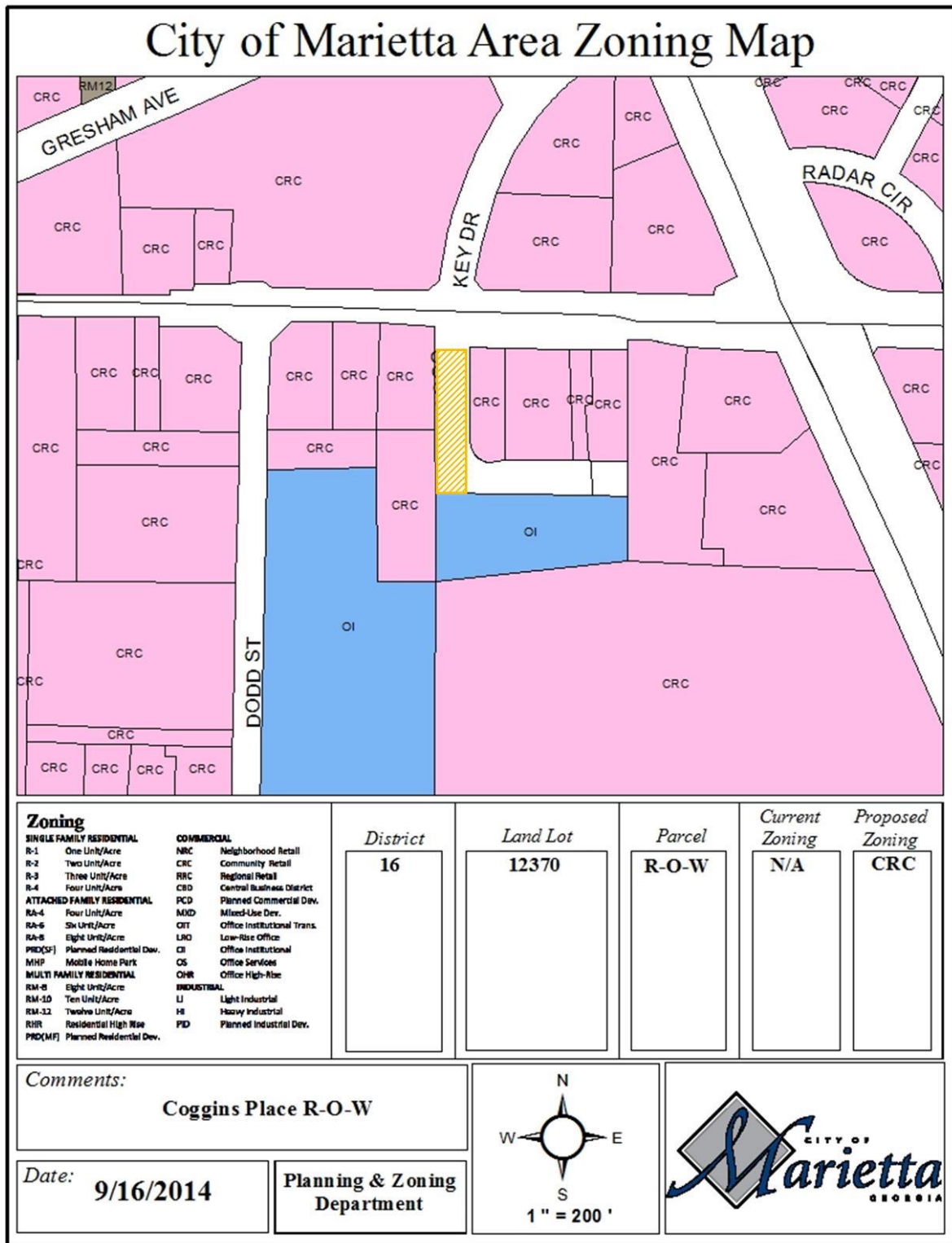
FUTURE LAND USE: N/A

REASON FOR REQUEST: City of Marietta is seeking to abandon and rezone this portion of right of way located along Coggins Place.

PLANNING COMMISSION HEARING: Wednesday, October 1, 2014 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 8, 2014 – 7:00 p.m.

MAP



PICTURES OF PROPERTY



Coggins Place

STAFF ANALYSIS

Location Compatibility

The City of Marietta is seeking to assign a zoning classification to a portion of right of way along Coggins Place in order to sell or exchange additional property to the adjacent property owner along Coggins Place. **A public hearing on the right of way is being held by the City Council at the October 8, 2014 meeting.** The properties to the north, across Roswell Street, are zoned CRC (Community Retail Commercial); the adjacent properties to the west are also zoned CRC; the property to the south is zoned OI (Office Institutional); and the property to the east, across Coggins Place, is also zoned CRC. The purpose of this rezoning application is to assign a zoning classification of CRC on an unzoned portion of right of way.

Use Potential and Impacts

This property has historically been part of the Coggins Place right of way and would become part of the adjacent properties to the west and the east. There would be no significant impact on any adjacent properties.

Because the property is currently right of way, it does not have a future land use designation. However, the future land use for the surrounding area is CAC (Community Activity Center), which is intended to serve “*the retail and service needs of several neighborhoods and communities*” and be located near the intersection of two arterials. The CRC zoning district is a compatible zoning for properties with a FLU of CAC. As a result, this request is in line with the recommendations set forth in the City’s Comprehensive Plan.

Environmental Impacts

There should be no additional environmental impacts caused by the conversion of this land to private, instead of public ownership.

Economic Functionality

The transfer of ownership and responsibility of this property will be beneficial to both the property owners and the City.

Infrastructure

The rezoning of this right of way should not affect any public infrastructure in the area.



History of Property

Since this property was previously public right of way, there is no history of any variances, rezonings, or Special Land Use Permits for this property.

Other Issues

The subject property, if abandoned and assigned a zoning classification, should be absorbed by the adjacent property owner(s) into private property ownership through the platting process. The Department of Development Services, along with the Public Works Department, will assist the developer with this procedure.



ANALYSIS & CONCLUSION

The City of Marietta is seeking to assign a zoning classification to portions of right of way along Coggins Place in order to sell or exchange additional property to the adjacent property owner along Coggins Place. **A public hearing on the right of way is being held by the City Council at the October 8, 2014 meeting.** The purpose of this rezoning application is to assign a zoning classification of CRC on an unzoned portion of right of way.

This property has historically been part of the Coggins Place right of way and would become part of the adjacent property to the west. There would be no significant impact on any adjacent properties.

Because the property is currently right of way, it does not have a future land use designation. However, the future land use for the surrounding area is CAC (Community Activity Center), which is intended to serve *“the retail and service needs of several neighborhoods and communities”* and be located near the intersection of two arterials. The CRC zoning district is a compatible zoning for properties with a FLU of CAC. As a result, this request is in line with the recommendations set forth in the City’s Comprehensive Plan.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F

Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?

What percentage of the property is in a floodplain?

What is the drainage basin for the property?

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?

If so, is the use compatible with the possible presence of wetlands?

Do stream bank buffers exist on the parcel?

Are there other topographical concerns on the parcel?

Are there storm water issues related to the application?

Potential presence of endangered species in the area?

Transportation

What is the road affected by the proposed change?

What is the classification of the roads?

What is the traffic count for the road?

Estimated number of cars generated by the proposed development? **

Estimated number of trips generated by the proposed development? **

Do sidewalks exist in the area?

Transportation improvements in the area?

If yes, what are they?



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

Comments:

*Comply with all state and local codes for occupancy classification including but not limited to sprinkler system, fire alarm system, and protection of hazards.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments: